SHEET INDEX

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COORDINATED BY:
PACIFIC SOUTHLAND PROPERTIES
562-243-5325

ORIGINAL DESIGN BY:
HOME DESIGN SERVICES, INC

PRELIMINARY SUBMISSION SET FOR:

MORAN RESIDENCE

232 SADDLEBOW ROAD
BELL CANYON, CA 91307

VICINITY MAP

AERIAL VIEW

PROJECT INFORMATION

OWNER:

GARRETT AND KLAUDIA MORAN
818-882-0137

DESIGN:

HOME DESIGN SERVICES, INC
580 CAPE COD LANE, #9
ALTAMONTE SPRINGS, FL 32714

COORDINATED BY:

PACIFIC SOUTHLAND, JIM VENTURA
562-243-5325

CIVIL ENGINEER:

PROJECT ENGINEERING GROUP
VICTOR GOLL
818-784-8110

SOILS ENGINEER:

SCHICK GEOTECHNICAL
WAYNE SCHICK
818-905-8011

SURVEYOR:

ARC LAND SURVEYING
REGINA MINOR
818-905-8423

PROJECT INFORMATION

PROPOSED PROJECT:

NEW CUSTOM SINGLE FAMILY HOME

BUILDING AREA BREAKDOWN:

LIVING AREA :	4,491 SF
GARAGE AREA :	1,077 SF
COVERED VERANDAS:	1,129 SF
TOTAL AREA:	6,697 SF
SITE AREA:	90,997 SF 2.089 AC
OPEN SPACE:	84,300 SF 1.935 AC
LAND COVERAGE RATIO:	7.36 %

CONSTRUCTION TYPE:

TYPE V - RATED PER "HIGH FIRE HAZARD AREA"
SPRINKLED THROUGHOUT

GOVERNING AGENCIES:

COUNTY OF VENTURA
BELL CANYON ASSOCIATION

APPLICABLE CODES:

2001 VENTURA COUNTY BUILDING CODE
2001 CALIFORNIA BUILDING CODE
2001 CALIFORNIA ELECTRIC CODE
2001 CALIFORNIA MECHANICAL CODE
2001 CALIFORNIA PLUMBING CODE
1997 UNIFORM HOUSING CODE
BELL CANYON ARCHITECTURAL COMMITTEE HANDBOK

BELL CANYON ASSOCIATION STANDARD ARCHITECTURAL COMMITTEE REQUIREMENTS

1. ALL PROPERTY OWNERS SHOULD REVIEW THE BCAC PLAN SUBMITTAL PROCEDURES AND A/C HANDBOOK PRIOR TO STARTING CONSTRUCTION.

2. TWO RAIL CC4R STYLE FENCING SHALL BE INSTALLED PRIOR TO RECEIPT OF REFUNDABLE DEPOSITS.

3. DEVIATIONS FROM APPROVED PLANS ARE NOT ACCEPTABLE. ALL REVISIONS MUST BE SUBMITTED PRIOR TO THE WORK BEING DONE.

4. AUTOMATIC OPENERS ARE TO BE INSTALLED ON ALL GARAGE DOORS.

5. THE INTERIOR OF THE GARAGE WALLS ARE TO BE FINISHED WHEN VISIBLE FROM THE STREET.

6. THE FOUR-SIDED DESIGN CONCEPT WITH CONFORMITY OF WINDOW TREATMENT AND EXTERIOR FACADE IS REQUIRED.

7. AIR CONDITIONER UNITS AND MECHANICAL EQUIPMENT ARE TO BE PERMANENTLY CONCEALED FROM VIEW.

8. UTILITY METERS MUST NOT BE LOCATED ON THE FRONT OF THE HOUSE. POWER METERS OVER 200 AMPS MUST BE ENCASED IF VISIBLE FROM THE STREET OR ADJACENT NEIGHBORS. ALL UTILITY PANELS MUST BE COLORED TO MATCH THE WALL ON WHICH THEY ARE MOUNTED.

NOTE** A FIREPROOF ROOF FABRICATED FROM CEMENT SHAKE, TILE OR NATURAL SLATE IS REQUIRED. ASPHALT SHINGLE OR ROCK OVER ASPHALT (TAR PAPER) IS UNACCEPTABLE.

9. ROOF VENTS SHALL BE ON THE REAR ROOF OR OFFSET TO REAR ROOF. VENTS SHALL BE COMBINED TO THE MINIMUM NUMBER ALLOWED BY COUNTY CODE.

10. METAL FIREPLACE FLUES EXPOSED ABOVE THE FIREPLACE CHIMNEY WILL BE FITTED WITH A FLASHING TO SIMULATE A MASONRY FINISH.

11. FINAL PLANS ARE TO BE SIGNED ON ALL PAGES OF THE DRAWINGS BY A LICENSED ARCHITECT OR REGISTERED ENGINEER.

12. THE MAILBOX MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD PROVIDED IN THE A/C HANDBOOK.

13. NO LANDSCAPING OR OTHER UNAPPROVED IMPROVEMENTS SHALL BE PLACED IN THE COMMON AREA.

14. PERMANENT PROVISIONS SHALL BE MADE FOR CONCEALING TRASH CONTAINERS FROM VIEW.

ALL IMPROVEMENTS WITHIN EASEMENTS REQUIRE AN ARCHITECTURAL COMMITTEE APPROVAL OF A TEMPORARY INTERFERENCE WITH EASEMENT (TIWE) APPLICATION IN ACCORDANCE WITH THE CC&R'S, CLAUSE III, PAR. 23, WITH THE EXCEPTION OF THREE RAIL WHITE WOOD OR VINYL FENCING, SUCH A REQUEST WILL BE APPROVED ONLY IF A COMPELLING NEED IS ESTABLISHED.

MORAN RESIDENCE
232 SADDLEBOW ROAD, BELL CANYON, CA

REVISIONS

CONTROL
REVIEW:
REVIEW:
REVIEW:
CHECKED:
DRAWN: JAV

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